

INTRODUCTION

This document is the Comprehensive Development Plan for the Village of Denton, Nebraska and the area lying within one mile of the village corporate limits as adopted by the Denton Planning Commission on March 21, 1977 and the Denton Village Board on April 4, 1977. The preparation of this plan was assisted by the Lincoln City-Lancaster County Planning Department under the authorization of an Intergovernmental Cooperation Agreement between the Village of Denton, the City of Lincoln and Lancaster County.

The Comprehensive Development Plan is an official document which will serve as a policy guide for decisions about future physical development in the Denton area. The plan indicates, in a general way, how the area should grow and develop to the year 2000.

In accordance with Nebraska law, the plan includes three elements: land-use, transportation, and community facilities, and considers both the corporate area of Denton and the 1 mile area over which the village may apply land use and building regulations.

Local Planning Process

The Comprehensive Development Plan represents a significant commitment by Denton to guide future growth and development. It reflects several months of intense effort by local residents to review future development requirements and growth alternatives. Key steps in the local planning process are outlined below:

--*Intergovernmental Cooperation Agreement.* The overall program began when Denton entered into an Intergovernmental Cooperation Agreement with Lancaster County and the City of Lincoln through which the Lincoln City-Lancaster County Planning Department would provide comprehensive planning assistance.

--*Plan Program Initiation.* The first official meeting of the planning program was conducted in October, 1976. A representative of the Planning Department met with members of the Village Board and the newly appointed Planning Commission. At this meeting, the overall process was discussed, individual work items explained, and a schedule established. A project Steering Committee was appointed to broaden participation in the program, consisting of Village Board and Planning Commission members plus representatives from the surrounding rural area.

--*Attitude Survey.* The Steering Committee, assisted by the Planning Department, began laying the groundwork for the plan by conducting a local attitude survey. The survey solicited attitudes on such issues as future growth, economic development and community services and facilities. The Steering Committee distributed a survey questionnaire to each household in the Denton area. The results of the attitude survey, included as Appendix 1, provided valuable insights into local needs and desires.

--*Development Goals.* During the month of November, the Steering Committee established goal statements covering community and rural development, transportation and community facilities. Development Goals were adopted by the Planning Commission and the Village Board December 6, 1976. These Development Goals, included as Appendix 2, began to define the future, and they have provided important guidelines for planning decisions throughout the program.

--*Background Analysis.* Concurrently, background data were collected and mapped, including information on topography, soils, population, existing land-use, transportation, etc. These materials were analyzed, and the planning implications were reported to the Steering Committee in the Background Study.

--*Major Work Session.* Results of the background studies were reviewed and discussed during a major weekend work session, January 8. An open house was held to explain concepts, answer questions, and receive ideas and opinions from local residents. Key land-use, transportation, community facilities and housing issues were discussed and plan alternatives evaluated. The weekend resulted in a preliminary version of the plan, which was agreed upon in concept by the Steering Committee.

--*Plan Preparation and Review.* Based on the conclusions of the work session, draft Comprehensive Plan maps and text were prepared and delivered to the Steering Committee for review and comment. The Planning Department also contacted interested individuals and agencies for review.

--*Plan Adoption.* After revisions and public hearings the Comprehensive Development Plan was adopted by the Planning Commission on March 21, 1977 and the Village Board on April 4, 1977.

Benefits of Planning

The comprehensive planning process should result in a number of benefits for the Denton area. For the first time, a wide range of data and materials on local conditions have been assembled and recorded. The process has encouraged local residents to think more directly about the future of their area and actively discuss future options and alternatives. It has resulted in a plan for future growth and development which represents a local consensus.

The plan promotes a balanced and orderly future development pattern which should enhance the local living environment. It establishes an overall framework for coordinating both public and private development. It provides guidelines by which the Planning Commission and Village Board can review and evaluate individual development proposals. It provides a guide for public investments and can help insure that local public dollars for community facilities and services are spent wisely. It clarifies long-range village policies so that

individual property owners and developers can prepare and coordinate their own development plans. Perhaps most importantly, an overall process has been established by which the Denton community can plan for the future on a continuing basis.

Organization of the Plan

This Comprehensive Plan document contains three parts:

--Part I/Chapter 1 discusses a range of factors which will influence the future growth and development possibilities in the Denton area.

--Part II/Chapters 2, 3, 4, and 5 presents the four elements of the plan; land-use, transportation, community facilities and housing; including a description of existing conditions, an analysis of the key planning issues and a description of the plan for each.

--Part III/Chapter 6 briefly reviews the next steps required to implement the plan and sustain the planning process.